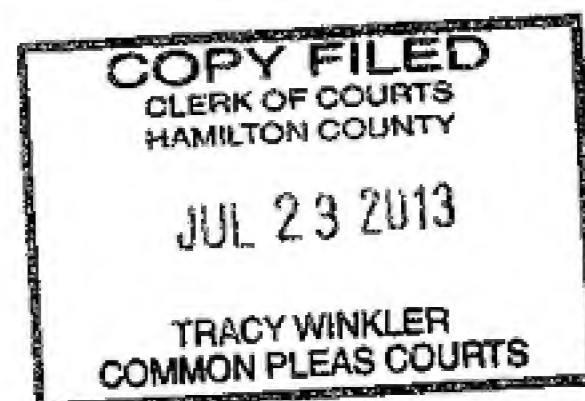


COURT OF COMMON PLEAS
HAMILTON COUNTY, OHIO



THE ESTATE OF
RICHARD CAMPBELL,
VIDALE CAMPBELL AS
ADMINISTRATOR AND
INDIVIDUALLY

[REDACTED]
Cincinnati, OH, 45240

And

JAMES CAMPBELL
[REDACTED]
Indianapolis, IN, 46208

And

TERRY DAVIS CAMPBELL
[REDACTED]
Cincinnati, OH, 45214

And

YVETTE MCKINES
[REDACTED]
Cincinnati, OH, 45225

And

DWAIN CAMPBELL
[REDACTED]
Cincinnati, OH, 45214

Plaintiffs,

Vs.

BEI.VEDERE HOTELS LLC.
Serve Registered agent:
Taft Service Solutions Corp.
425 Walnut St., Ste. 1800

CASE NO.:

JUDGE:

COMPLAINT WITH JURY DEMAND

A 1305066

Cincinnati, OH, 45202

And

NETHERLAND PLAZA
ASSOCIATES LTD.

Serve Registered agent: Edward D. Diller :
Walnut St., Ste. 1800 :
Cincinnati, OH, 45202 :

Now comes the Plaintiffs, The Estate of Richard Campbell et al., by and through counsel,
and brings the following claims against Defendants:

JURISDICTION AND VENUE

1. The deceased, Richard Campbell, resided in Hamilton County, Ohio, where his Estate is also being probated.
2. Plaintiff Vidale Campbell is the deceased's brother and next of kin. Vidale Campbell is a resident of Ohio and resides at [REDACTED], Cincinnati, Ohio, 45240.
3. Plaintiff James Campbell is the deceased's brother and next of kin. James Campbell is a resident of Indiana and resides at [REDACTED], Indianapolis, Indiana, 46208.
4. Plaintiff Terry Davis Campbell is the deceased's sister and next of kin. Terry Davis Campbell is a resident of Ohio and resides at [REDACTED], Cincinnati, Ohio, 45214.
5. Plaintiff Yvette McKines is the deceased's sister and next of kin. Yvette McKines is a resident of Ohio and resides at [REDACTED], Apartment C10, Cincinnati, Ohio, 45225.
6. Plaintiff Dwain Campbell is the deceased's brother and next of kin. Dwain Campbell is a resident of Ohio and resides at [REDACTED], Cincinnati, Ohio, 45214.

7. Defendant, Belvedere Hotels LLC., is an Ohio Limited Liability Company that does business in Hamilton County, Ohio and operates the Hilton Cincinnati Netherlands Plaza Hotel.
8. Defendant Netherland Plaza Associates Ltd. is an Ohio Limited Partnership that does business in Hamilton County, Ohio and operates and/or owns the Hilton Cincinnati Netherlands Plaza Hotel.
9. All incidents relating to this claim occurred in Hamilton County.
10. Jurisdiction and Venue are appropriate because all events occurred in Hamilton County.

FACTUAL BACKGROUND

11. Plaintiff incorporates and re-alleges all previous paragraphs as if re-stated herein.
12. Richard Campbell was employed by Defendants as a security guard at Hilton Cincinnati Netherland Plaza located at 35 West Fifth Street, Cincinnati, Ohio 45202.
13. Defendants, by and through their employees, continually left the Exit doors to the stairwells unlocked from the outside. This was a policy of the Defendants.
14. Homeless people would regularly sleep in the stairwells of the Hilton Netherland, due to the Exit doors being unlocked from the outside. This policy of leaving these doors unlocked allowed access to the hotel by not only the homeless but anyone else who could be a security risk to the hotel patrons and employees.
15. Richard Campbell arrived at the "Hilton Netherland" at or around 5am on December 7, 2012 to begin his shift.
16. Plaintiff walked around the interior of the "Hilton Netherland" to begin his shift.

17. Plaintiff encountered a homeless man sleeping inside the "Hilton Netherland" stairwell and this homeless man needed to leave the premises for the safety and security of hotel patrons and employees.

18. The homeless man stabbed and killed Plaintiff with a knife.

NEGLIGENCE

19. Plaintiff incorporates and re-alleges all previous paragraphs as if re-stated herein.

20. Defendants owed a duty to Plaintiff, Richard Campbell, to furnish a safe place of employment.

21. Defendants breached their duty to Plaintiff by failing to develop or implement enough measures to protect workers from assaults, or other forms in the workplace including but not limited to leaving the exit doors unlocked from the outside.

22. Plaintiff suffered injury and death, as a result of Defendants' breach.

23. Defendants' failure to lock the exit doors from the outside and take other measures to prevent violence in the workplace were the proximate causes of Plaintiff's injury, because it was foreseeable violence in the workplace would occur without the proper measures to prevent it.

WRONGFUL DEATH

24. Plaintiff incorporates and re-alleges all previous paragraphs as if re-stated herein.

25. The death of the late Richard Campbell on December 7, 2012, was directly and proximately caused by the negligent actions of all Defendants.

26. Defendants owed a duty to their employee, Plaintiff, to furnish a safe place of employment.

27. Defendants breached this duty by failing to develop or implement enough measures to protect workers from assaults, or other forms in the workplace including but not limited to leaving the exit doors unlocked from the outside, which allowed anybody to enter the "Hilton Netherland" through these exits.
28. Plaintiff's injury was caused due to Defendant's breach of not locking the Exit door and take other measures to prevent violence in the workplace.
29. Plaintiff suffered the injury of death.
30. Defendants knew that homeless people would enter through the exits and sleep in the stairwells
31. Defendants' failure to lock the exit doors from the outside and take other measures to prevent violence in the workplace was the proximate cause of Plaintiff's injury, because it was foreseeable violence in the workplace would occur without the proper measures to prevent it.
32. Vidale Campbell, James Campbell, Terry Davis Campbell, Yvette McKines, and Dwain Campbell, the surviving next of kin of the late Richard Campbell, sustained pecuniary loss, mental anguish, emotional pain and suffering, and other damages arising out of the death of Richard Campbell.


PRAYER FOR RELIEF

WHEREFORE, the Plaintiff respectfully requests judgment in favor of Plaintiff and against all Defendants for:

1. Loss of support from the reasonably expected earning capacity of the decedent;

2. Loss of services of the decedent;
3. Loss of the society of the decedent, including loss of companionship, consortium, care, assistance, attention, protection, advice, guidance, counsel, instruction, training and education
4. Pain and Suffering and Mental Anguish
5. Any and all relief that the Plaintiff is entitled to as a matter of law, including but not limited to, a trial by jury.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Eric C. Deters', is written over a horizontal line.

Eric C. Deters
ERIC C. DETERS & PARTNERS PSC
5247 Madison Avenue
Independence, KY, 41051